Karen Y Johnson Davidson County
Batch# 136726 DEEDQC
09/04/2018 03:22:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180904-0087470

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Lynse R. Watkins 2790 Riverbend Drive Nashville, TN 37214	New Owner	062-02-0A-211.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew S. Diedrich, unmarried,** by these presents does hereby quitclaim and convey unto **Lynse R. Watkins, unmarried,** her heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of River Trace Estates, Phase I, Section 3 of record in Plat Book 6900, Page 615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew S. Diedrich and Lynse R. Watkins, joint tenants with right of survivorship by Warranty deed from Jordan S. Carrier, married of record in Instrument No. 20140530-0046450 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on May 30, 2014.

This is improved property also known as 2790 Riverbend Drive, Nashville, Tennessee 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
27th day of August, 2018.

Affiant

Notary Public

My commission expires:
(Affix Seal)

5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of August, 2018.

Matthew S. Diedrich

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Matthew S. Diedrich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022